



30 Peppercorn Drive  
Cambridge, CB24 1BG  
**Guide price £360,000**



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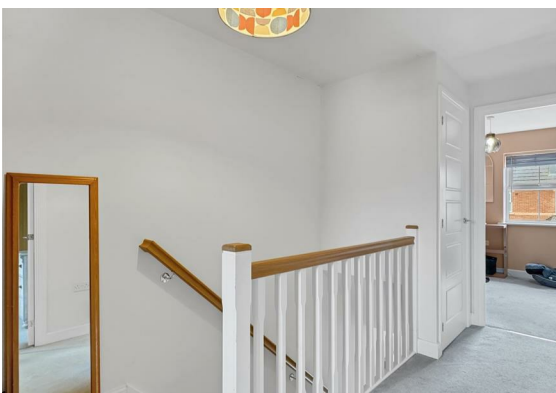
- EPC Rating: A
- 3 bedrooms
- Solar Panels
- Off-road parking

A wonderful 3-bedroom semi-detached property with garden and off-road parking, located in a quiet position in the very popular new town of Northstowe, just 8 miles north of Cambridge.

The property, built in 2019, has over 820 sqft of accommodation and is tastefully presented with a contemporary finish throughout. On the ground floor, there is an entrance hall that leads to both the downstairs cloakroom and the main living area. The living area has a double aspect so is bright and spacious, with plenty of room for sofas and chairs.

From the living room is the kitchen and dining area which is open plan and spans the width of the house. The kitchen is modern with integrated appliances including a single oven, gas hob, washing machine, and fridge freezer.

The current owners have thoughtfully added a matching portable kitchen island providing more storage and workshop space, as well as a physical







definition between the kitchen and dining area.

Upstairs are the three bedrooms and family bathroom. The primary bedroom is a good-sized double with an en-suite shower room. There is a second double bedroom and the third bedroom would make an excellent nursery or home office. The family bathroom has a bath with shower above, wc, and basin, and feature tiling.

The garden can either be accessed from the dining area via french doors or the side gate from the off-road parking area. The garden is well defined with a patio area initially, covered by a veranda. There is then a raised lawn bordered by sleepers, which leads to a further raised decking area at the rear of the garden to take advantage of the evening sun.

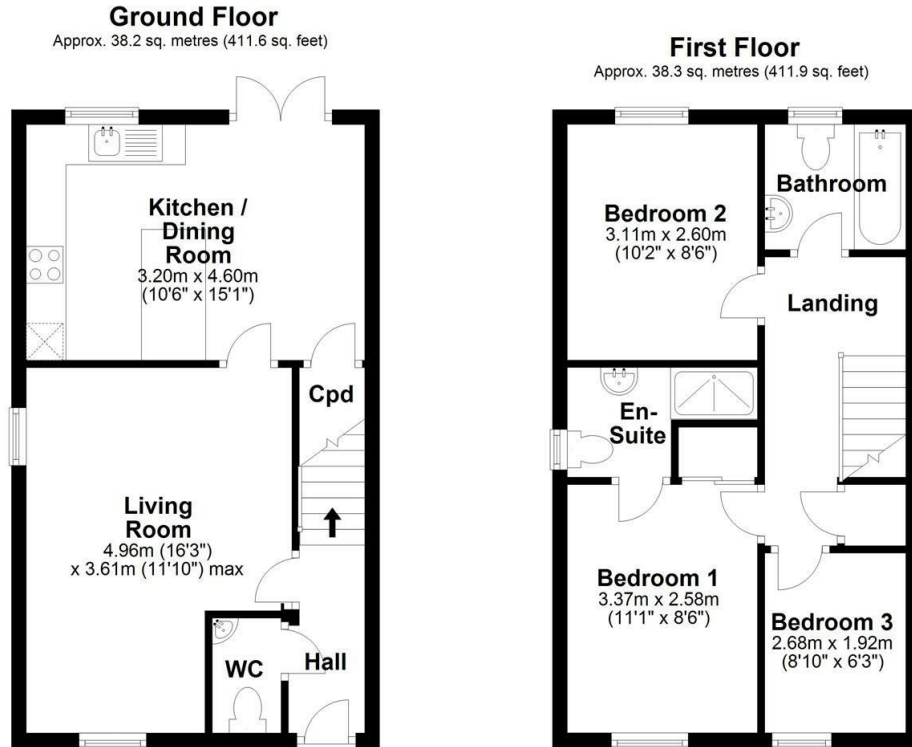
At the side of the property, there is off-road parking for 2-3 cars and there is a small garden area to the front. The property further benefits from solar panels.

Northstowe is located 8 miles north of Cambridge, easily accessed via the A14. There are local amenities close including schools, a large waterpark, and plenty of cycling routes.



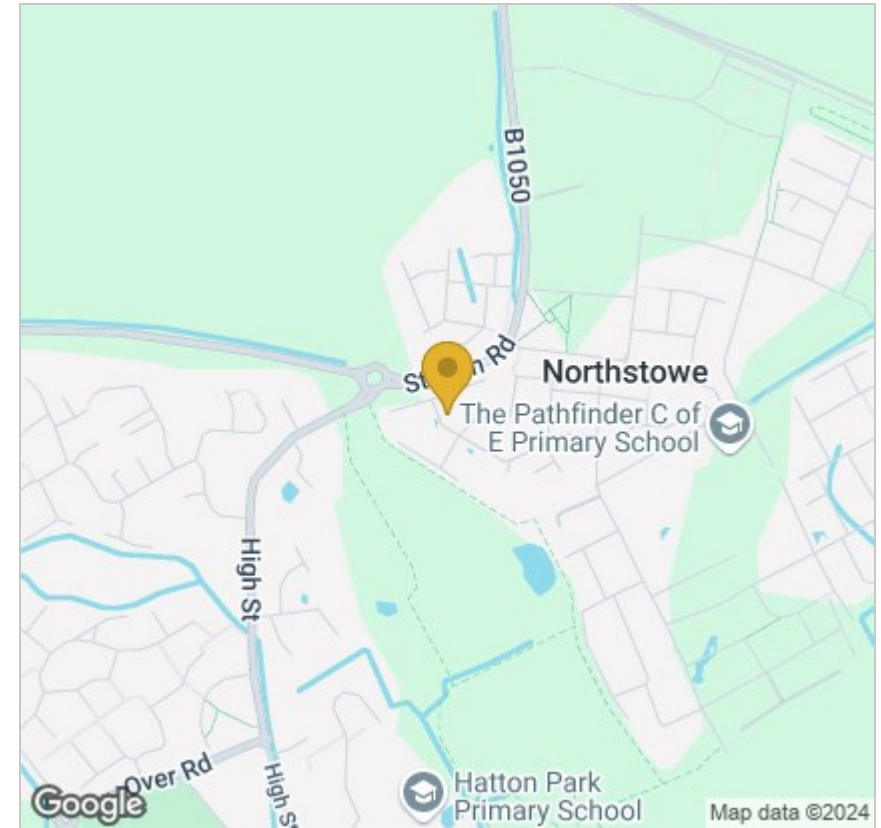


## Floor Plan

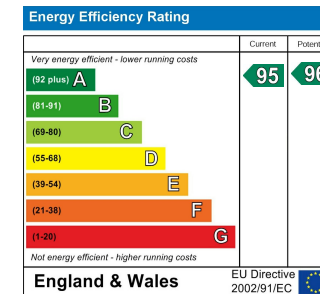


Drawings are for guidance only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: C

Peppercorn Drive is accessed from Wellington Road, which itself leads to the central Northstowe Green. Number 30 is on the right hand side, just beyond the turning for Pedersen Way. SatNav: CB24 1BG WhatThreeWords: ///demand.blatantly.speaking

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